

CENTERSTATE NY INLAND PORT

DRAFT SCOPING DOCUMENT

FOR THE

Draft Environmental Impact Statement

PORT OF OSWEGO AUTHORITY

Lead Agency, State Environmental Quality Review Act

SEPTEMBER 30, 2015

INTRODUCTION

The State Environmental Quality Review Act (SEQRA) process has recently been initiated for a proposed action: the CenterState NY Inland Port. Port of Oswego Authority is proposing to construct an intermodal terminal facility, the CenterState NY Inland Port (hereafter, "the Inland Port" or "the Project"), along the north side of Interstate 481 in the Towns of Dewitt and Onondaga, Onondaga County, New York. The CenterState NY Inland Port will handle, warehouse, and ship freight between the Center State NY region and the Port of NY/NJ, as well as the Port of Oswego providing a centralized location in New York State for freight transportation capabilities and value-added logistics capabilities. The CenterState NY Inland Port will also serve as High-Tech transportation-related research center. The Project will provide regional manufacturers and businesses with a much needed, centrally located, inland container, bulk cargo, warehousing, and shipping facility which will reduce costs for regional manufacturers, allowing for the provision of long-term jobs and career building, company and industry growth, and increases in exports in accordance with regional and national export initiatives.

The Inland Port facility will consist of four major components including 1) approximately 11,000 feet of new rail siding and 9,000 feet of loading/offloading track, 2) a container and stacking area where intermodal shipping containers are aggregated prior to dispatch to port, incoming containers are stored for clearance and where empty containers await onward movement, 3) warehousing facilities where cargo is received, stored and/or delivered and containers are filled, emptied and/or consolidated and 4) a Gate Complex and Administrative Center which

regulates the entry and exit of road vehicles carrying cargo and containers through the terminal and where documentation, security and container inspection procedures are undertaken. The Inland Port will be subject to federal security regulations and will employ state-of-the-art shipment tracking, warehouse inventory, and other logistical management software to ensure that manufacturers have real-time data to inform their production and shipping schedules. In addition, the Inland Port will provide on-site space for companies looking for manufacturing space, targeting small and emerging regional manufacturers.

The Inland Port will create substantial job growth for the region and will incorporate an extension learning center offering internships to area college students specializing in transportation, distribution and logistics.

The Inland Port will occupy a 290 plus-acre site, part of the Jamesville Quarry, owned by Hanson Aggregates North America (Hanson). Due to underutilization, Hanson is relinquishing mining rights to the Project site, returning the property to a commercial and revenue producing state. Work to develop the site as an Inland Port will occur upon completion of mining site reclamation by Hanson. In general, construction of the Inland Port will include site grading, site drainage, wetland mitigation, installation of utilities (electric, sewer, water, gas, etc.), as well as development of infrastructure, such as access roads, truck processing facilities, maintenance and office buildings, improvements to approximately 12,000 feet of existing adjacent railroad tracks and the development of an 11,000 foot siding and three 3,000 foot long loading/unloading tracks within the facility.

PURPOSE OF THE DRAFT SCOPING DOCUMENT IN SEQRA

The basic purpose of SEQRA is to incorporate the consideration of environmental factors into the existing planning, review and decision-making processes of State, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQRA requires a determination of whether a proposed action may have a significant impact on the environment, and if it is determined that the action may have a significant adverse impact, prepare or request an Environmental Impact Statement (EIS). It was the intention of the State Legislature that the protection and enhancement of the environment, human and community resources should be given appropriate weight with social and economic considerations, and that those factors be considered together in reaching decisions on proposed actions. It is not the intention of SEQRA that environmental factors be the sole consideration in decision-making.

This draft scoping document represents an initial step in the review of potential environmental impacts under SEQRA for the proposed Inland Port. The primary goals of scoping are to focus an EIS on potentially significant impacts and to eliminate consideration of those impacts that are not relevant or non-significant with respect to the

proposed action. The purpose of this draft scoping document is to provide an opportunity for involved agencies, interested agencies, and the public to review and comment on the identification of significant environmental conditions and resources that may be affected by the proposed action, and the extent and quality of information necessary to address those issues during the SEQRA process.

Pursuant to New York State Environmental Conservation Law Article 8, SEQRA; and Part 617 of Chapter 6 of the New York Code of Rules and Regulations (NYCRR), the Lead Agency, Port of Oswego Authority adopted a positive declaration and declared its intent to prepare a Draft Environmental Impact Statement (DEIS) for the proposed Inland Port. In accordance with SEQRA, the DEIS will address specific adverse environmental impacts which can reasonably be anticipated. This scoping document identifies the environmental conditions and resources that may be adversely affected by the Project, and defines the extent and quality of information necessary to address those issues.

The DEIS will include all elements required by 6 NYCRR 617.9, including:

- i. **DEIS Cover Sheet.** All draft and final EISs must be preceded by a cover sheet stating whether it is a draft or final EIS; the name or descriptive title of the action; the location (county and town, village or city) and street address, if applicable, of the action; the name and address of the Lead Agency and the name and telephone number of a person at the agency who can provide further information; the names of individuals or organizations that prepared the EIS; the date of its acceptance by the Lead Agency; and in the case of a draft EIS, the date by which comments must be submitted.
- ii. **DEIS Table of Contents.** The table of contents will include listings of DEIS sections, tables, figures, maps, appendices, attachments and any items that may be submitted under separate cover (and identified as such).

In addition, the DEIS shall include the following sections:

1.0 EXECUTIVE SUMMARY

The executive summary will include a brief description of the proposed action and a listing of potential environmental impacts and proposed mitigation measures. A summary will also be provided of the approvals and permits required, and the alternatives to the proposed action that are evaluated within the DEIS.

2.0 DESCRIPTION OF THE PROPOSED ACTION

As described in more detail in the following sections, this chapter of the DEIS will include a comprehensive description of the site and will provide a detailed discussion of the proposed development utilizing currently available information.

2.1 Site Description

This section of the DEIS will characterize the size, geographic boundaries, and physiographic characteristics of the Project site. The relationship of the proposed Project to I-481, and nearby residential areas in the Towns of Dewitt and Onondaga, as well as any recognized or protected natural or man-made features will be described. The dominant land use within and adjacent to the Project site will also be discussed.

More detailed descriptions of these resources and any potential impacts will be analyzed in detail in dedicated sections of Chapter 3, as discussed in more detail below.

2.2 Detailed Description of the Proposed Action

The purpose, size, and layout of the proposed Project will be described in this section of the DEIS. Available maps, graphics, renderings, and/or plans will be provided showing the proposed location of the Inland Port, including the following infrastructure; new and improved railroad tracks, container and stacking area, warehousing facilities, and a Gate Complex and Administrative Center.

2.3 Project Purpose, Need and Benefits

A statement describing the purpose and need for the Project will be provided, along with background and history of the Project. This section will also include a brief overview of the environmental, social and/or economic benefits that are anticipated to result from the Project. A summary of local and regional economic outcomes which may result from the project will be provided. This will include an estimate of employment opportunities (both temporary construction jobs and permanent staff jobs) that are anticipated to result from the Project. An Economic Analysis will be included as an Appendix to the DEIS.

2.4 Construction and Operation

This section of the DEIS will describe construction of the proposed Project, including construction schedule/duration, construction staging and parking, anticipated construction employment, construction sequencing, and routing of construction traffic along local roads. The on-site construction phase activities will be compliant with the State Pollutant Discharge Elimination System (SPDES) General Permit.

2.5 Reviews, Approvals and Other Compliance Determinations

Governmental agencies having approval over the Project will be listed in this section, with explanation of the nature of their jurisdiction and the specific approvals required from each listed entity. In addition, the details associated with the SEQRA process for the proposed action will be included, along with a discussion of agency and public review and participation.

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

With respect to each issue (or set of issues) described below in the various resource sections, the corresponding section of the DEIS will identify in sequence: the existing environmental conditions; the potential impacts of the proposed Project; and anticipated measures to avoid, minimize, and/or mitigate those impacts, as appropriate. The impacts and mitigation measures presented in these sections will include those related to the proposed Inland Port's operation as well as its construction.

Where one of these sections identifies multiple related issues (e.g., Section 3.1; Geology, Soils, and Topography), the section will first describe the existing conditions regarding all of these multiple related issues before then describing the related potential impacts. The discussion of impacts related to the multiple issues included within the section will then be followed by a review and discussion of related mitigation measures.

The text of these sections will be supplemented with maps, graphics, agency correspondence and agency data/analyses, Geographic Information System (GIS) data and newly prepared support studies, as appropriate, to convey the required information.

3.1 Geology, Soils, and Topography

This section will evaluate and describe topography, surface and subsurface soils, and bedrock conditions within the Project site. Potential impacts to soils could result from demolition of existing facilities, excavation and grading for construction of the facility, building foundations, site restoration, and landscaping. Topographical concerns include changes in slope during or after Project implementation that could alter drainage patterns and potentially increase runoff.

Descriptions of existing conditions will be based upon published data (e.g., the Soil Survey of Onondaga County, electronic data from the Natural Resources Conservation Service, topographic mapping from the U.S. Geological Service, and maps and files from the New York State Museum). Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the sources noted above. This section will also describe mitigation measures that will be used to avoid, minimize, or mitigate

impacts to geology, soils, and topography, including an approved erosion and sediment control plan. In addition, borings will be completed and results will be provided in a geotechnical report prepared for the Project.

3.2 Water Resources

This section of the DEIS will describe water resources at the Project site. Existing conditions, potential impacts and mitigation measures will be presented for each topic area.

Surface Waters

The section will describe natural and/or man-made surface waters (i.e., wetlands, streams, rivers, lakes, and ponds) within and adjacent to the Project site (if any), including their respective state and federal classifications. An on-site wetland delineation will be conducted and a report will be included as an Appendix to the DEIS. If relevant and applicable, the DEIS will identify the need for any Article 24 Freshwater Wetlands permits and/or Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act. Preliminary correspondence with the NYSDEC indicate that Article 24 or 15 permitting will not be required. Project-related impacts to surface water resources will be described, along with proposed measures to avoid, minimize and/or mitigate such impacts. Specifically, this section will describe plans to affect the on-site wetland-pond complex located in the southeast corner of the Project site which was expanded in the 1960s to serve as a wash/tailings pond for quarry operations.

Groundwater

This section will describe groundwater resources within the Project site, including known aquifers including limits and permeability. Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the sources reviewed.

Floodplains and Floodways

This section will identify any FEMA-mapped floodplain or floodway areas (as well as any local data), and provide an assessment of potential Project-related impacts to floodplains or floodways (if any). Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions provided in the sources noted above.

Stormwater

The DEIS will describe anticipated construction related impacts to drainage, stormwater runoff, and consequent effects upon water quality in the vicinity of the construction site. This section will be informed by the site specific Preliminary Storm Water Pollution Prevention Plan (SWPPP), to be developed and approved prior to construction, which will include the following:

- *Preliminary SWPPP*: This document will describe measures for controlling runoff and pollutants from the Project site during and after construction activities. Typical components of SWPPPs include measures that reduce or eliminate erosion and sedimentation, control volume and peak rate of stormwater runoff, and maintain stormwater controls during and after completion of construction. A Preliminary SWPPP will be included as an Appendix to the DEIS.

3.3 Climate and Air Quality

This section will describe the regional climate and existing air quality status in the vicinity of the Project site based on publicly available data. An Air Quality Analysis will be conducted in support of the Project and included as an Appendix to the DEIS. Further, it will discuss the potential impacts that could occur during Project construction or operation. Mitigation measures designed to minimize these impacts will be described in this section of the DEIS. As well as beneficial impacts resulting from increased use of underutilized railroad infrastructure. Concerns are primarily related to emissions from construction vehicles and dust generated during earth-moving activities.

3.4 Biological, Terrestrial, and Aquatic Ecology

The section will describe the dominant plant species, ecological communities, wildlife species, and available habitat within the Project site. In addition, any known occurrences of state- or federally-listed plant or animal species (or available habitat for such species) will be identified. An Ecological Report will be prepared in support of the Project and included as an Appendix to the DEIS. Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions. Proposed measures to avoid, minimize, or mitigate impacts to ecological resources will also be included. Agency correspondence related to state- or federally-listed plant or animal species will be included in an Appendix to the DEIS.

3.5 Aesthetic/Visual Resources

This section will describe the existing visual character in the vicinity of the Project site, evaluate visual impacts associated with construction and operation of the proposed Inland Port, and recommend measures to avoid, minimize, or mitigate any adverse impacts to aesthetic resources. Analysis will include identification of visually sensitive sites and/or critical views within (approximately) 1 mile of the proposed facility, with emphasis on views from publicly accessible areas along I-481 corridor and surrounding landscape. Photographs will be taken to document existing conditions. In addition, computer-generated visual simulations and/or architectural renderings will be prepared to depict the appearance of the completed Project. A Visual Impact Assessment will be prepared in support of the Project and included as an Appendix to the DEIS.

3.6 Historic, Cultural, and Archaeological Resources

The section will identify sites, structures, and districts with significant historic and/or archaeological value within or adjacent (within 1000 feet) to the Project site, and recommend measures to avoid, minimize, or mitigate any adverse impacts to cultural resources. Potential impacts associated with the proposed Project will be identified and evaluated relative to the characterization of existing conditions. Nearby/adjacent open space and recreation opportunities will also be discussed, along with the Project's interaction with such resources. SHPO Consultation and/or Correspondence related to historic, cultural, and archaeological resources will be included in an Appendix to the DEIS

3.7 Open Space and Recreation

The section will document the current use of the Project site in terms of open space and recreation, and describe the anticipated effects upon such use in the area.

3.8 Traffic and Transportation

This section of the DEIS will document existing vehicular use of the Project site and vicinity, describe the anticipated effects of the proposed Project on transportation-related use and infrastructure, and recommend measures to avoid, minimize, or mitigate any adverse impacts. Of particular concern are potential impacts to the adjacent I-481 and nearby I-81 and I-90. A Traffic Impact Study and Assessment will be prepared in support of the Project for review by NYSDOT and included as an Appendix to the DEIS.

3.9 Noise and Odor

This section will generally describe existing conditions at the Project site (based on publicly available data) relative to noise and odor, identify potential sensitive receptors, evaluate associated Project impacts related to both construction and operation, and discuss measures to avoid, minimize, or mitigate any such impacts. Particular emphasis will be placed upon the potential noise impacts of the facility on nearby properties relative to existing noise sources (e.g., I-481).

3.10 Documented Environmental Conditions

This section will describe recognized environmental conditions at the Project site with respect to the quarry operation that occurred on-site, the NYSDEC permit for operating the mine, and the site reclamation process. Potential impacts associated with the Project within or in the vicinity of such recognized environmental conditions will be identified, and mitigation measures recommended as appropriate.

3.11 Public Health and Safety

This section will generally describe existing conditions at the Project site relative to public health and safety, evaluate associated Project impacts, and discuss mitigation measures to minimize such impacts.

3.12 Land Use and Zoning

The Port Authority is a state agency, therefore approval of the Project by any local municipality is not required under state law. However, the Applicant intends to design the Project consistent with the site design requirements of applicable Town Codes to the extent practicable. In addition, the Applicant will modify and/or revise the Project plans based on input and comments provided by the applicable Town Planning Boards, such that the Project will conform with the intent of the applicable Town Codes and guidelines to the extent practicable. Therefore, this section will describe the existing land use at the Project site and adjacent properties and review relevant land use regulation in the Towns of Dewitt and Onondaga. In addition, this section will evaluate potential impacts regarding the proposed Project's compatibility with surrounding land in the Towns of Dewitt and Onondaga, and discuss measures to avoid, minimize, or mitigate any Project-related impacts.

3.13 Growth and Character of the Community

This section will describe the existing character of the Project site and adjacent community. The DEIS will identify how the proposed Project may impact the character of the community, and mitigation measures will be identified, as needed.

3.14 Community Facilities and Services

The DEIS will describe existing community services, including local police, fire and emergency service, solid waste management, and infrastructure services including wastewater treatment and potable water. Information will be based on publicly available data, personal communications with service providers, and/or review of pertinent literature. The DEIS will identify how the proposed Project may impact these services, and mitigation measures will be identified, as needed.

4.0 UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare these unavoidable impacts to Project-related benefits. This section will also identify general avoidance and mitigation measures (e.g., adherence to applicable regulatory requirements), and specific mitigation measures (e.g., development of a SWPPP).

5.0 ALTERNATIVES ANALYSIS

The DEIS will include a description and evaluation of the range of reasonable alternatives to the proposed action that are feasible, considering the objectives of the Project Sponsor. Alternatives to be considered will include the “no action” alternative and may include other alternatives that would rely upon alternate Project location, alternate Project layout, or alternate Project scale/extent to either reduce or eliminate potential impacts.

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use as a consequence of the proposed Project.

7.0 CUMULATIVE IMPACTS

The DEIS will evaluate the potential cumulative impacts of the proposed Project along with other relevant projects developed or proposed in the area.

8.0 GROWTH INDUCING ASPECTS

This section of the DEIS will describe potential growth-inducing aspects the proposed facility may have with respect to additional development in the vicinity of the Project site.

9.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This section of the DEIS will describe the effect of the proposed Project on the use and conservation of energy.

10.0 REFERENCES

This section of the DEIS will list any sources of information cited directly within the narrative text unless otherwise recognized or footnoted within the text.

APPENDICES TO ACCOMPANY DEIS

At a minimum, and as described in more detail in the previous sections, the following materials will be included in an Appendix to supplement the information presented within the narrative:

- Relevant maps and figures
- Available preliminary project plans, specifications, and/or construction information
- Preliminary Stormwater Pollution Prevention Plan (SWPPP)

- Air Quality Analysis
- Wetland Delineation/Ecological Report
- Relevant agency correspondence
- Visual Impact Assessment
- Traffic Impact Analysis
- Noise Impact Analysis
- Economic Analysis